



Consolidated Annual **Action Plan** Fiscal Year 2007-2008

Revised Version (05/31/07)

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I. CONSOLIDATED ANNUAL ACTION PLAN (FISCAL YEAR 2007/08)

A. GENERAL NARRATIVE

1. Geographic Area

Chula Vista is the second largest municipality in San Diego County with a population of 173,556 residents. The City covers approximately 50 square miles along the San Diego Bay and is surrounded by National City, the City of San Diego, and the unincorporated areas of the County. Two major freeways, Interstate 5 and Interstate 805 traverse Chula Vista north-south. The area west of the I-805 "western Chula Vista" is built up and characterized by primarily infill and redevelopment residential construction activity. The developing "eastern area" is comprised of large vacant tracts constituent to several master-planned communities in various stages of approval and implementation.

The geographic distribution of funds for assistance is as follows:

- *Housing Assistance* can be generally described as available throughout the entire City. Homeownership activities, rehabilitation of owner-occupied and rental housing, and mixed income rental housing acquisition and development can occur in any area of the City exhibiting need or project feasibility (subject to program guidelines). Site selection guidelines of the City ensure that all units are built or acquired in areas of the City where there are adequate services such as schools, health care, transportation and or recreational services. Housing Preservation Activities are implemented in the low to moderate income census tracts throughout the city.
- *Homeless Assistance* can be generally described as available throughout the entire City, at the specific location of the service providers. Clients receive services based on income level. Specific homeless activities are further detailed in Section K of this Plan.
- *Special-needs Assistance* can be generally described as available throughout the entire City, at the specific location of the service providers. Clients receive assistance based on income level. Specific special-needs activities are further detailed in Section L of this Plan.
- *Public Services Assistance* can be generally described as available throughout the entire City, at the specific location of the service providers. Clients receive assistance based on income level. Specific special-needs activities are further detailed in Section L of this Plan.
- *Public Facility and Infrastructure Projects* will be distributed in eligible low to moderate-income census tracts. Specific special-needs activities are further detailed in Section L of this Plan.

2. Priorities for Funding

The Consolidated Annual Action Plan outlines the City of Chula Vista's planned use of funds during Fiscal Year 2007/2008, which include: Community Development Block Grant (CDBG) funds, HOME Investment Partnership (HOME) funds, American Dream Down Payment Initiative funds (ADDI), and Emergency Shelter Grant (ESG) funds. The City allocates these funds/investments geographically within the City limits based on the priority **housing** needs, priority **homeless** needs, priority **special needs** populations, and priority **non-housing community development** needs listed in the City of Chula Vista's Consolidated Plan for Fiscal Years 2005-2010.

These priorities were established taking the following two concerns into consideration: (1) those categories of low and moderate income households most in need of housing and community development; and (2) which activities will best meet the needs of those identified households.

3. Obstacles to Meet Underserved Needs

The City will fund various programs and activities during FY 2007/08 to address obstacles to meeting underserved needs. The City has made a commitment to budget CDBG funds at the maximum allowable to offer citizens much needed programs and services in the area of special needs, youth activities, elderly services, violence prevention, and health care assistance for low-income families.

B. MANAGING THE PROCESS

1. Lead Agency

The Chula Vista Community Development Department serves as the lead agency in coordinating the consolidated planning and submission process and is also responsible for administering the programs covered by the Consolidated Plan. Section "D" (Institutional Structure) further details the department staff's individual role in the management of the three Federal grants.

2. Development Process

The FY 2007/08 Annual Action Plan was developed in coordination with various public service agencies, City and County departments, housing organizations, and residents. Currently, the City supports the application of other entities within the City for programs, which would assist the City in reaching the goals of the Plan. These programs include Supportive Housing, Housing for Persons with AIDS, low income housing tax credits, and mortgage revenue bonds.

Additionally, non-profit housing developers and service providers are a critical resource to the City. The following developers and service providers are some of the non-profits who have been active in the City and play an important role in the Plan:

- **Local Initiative Support Corporation (LISC)** - Residential, commercial or mixed-use projects serving low-income persons. LISC offers non-profit capacity building and pre-development grants and loans.
- **California Community Reinvestment Corporation (CCRC)** - Provides permanent financing of multi-family rental and limited equity housing cooperatives.
- **South Bay Community Services (SBCS)** - Multi-service social service agency and affordable housing developer working closely with the City on numerous community improvement projects.
- **Metropolitan Area Advisory Committee (MAAC)** - Multi-service social service agency and affordable housing developer working with the City on various affordable housing projects.

The City also coordinates with the following agencies to leverage resources:

- **Redevelopment Agency 20% Set-Aside** - The City's Redevelopment Agency sets aside approximately twenty percent of tax increment revenue annually that is generated from the City's five redevelopment project areas, which is used for the development and rehabilitation of affordable housing.
- **Mortgage Credit Certificate Program (MCC)** - The City currently participates in the Regional MCC Consortium administered by the County of San Diego, which provides tax credits for first-time homebuyers to offset downpayment and closing costs associated with purchasing a home.
- **Section 8 Rental Assistance** - the County of San Diego operates the City's Section 8 program on behalf of the City of Chula Vista and will receive HUD

funding for the next five years to provide rental assistance for low-income families (50% of median County income).

3. Enhance Coordination

The City will take various actions to enhance coordination between agencies during FY 2007/08 through the following activities:

- Target available CDBG funding to those areas and population exhibiting the greatest need;
- Encourage social service providers to work with developers and CHDOs to provide service-enriched housing. Services include health care referrals, financial counseling, and case management; and,
- Assist county, state, federal, educational, and private organizations involved in economic development and job training in targeting their future efforts toward those areas of Chula Vista exhibiting the greatest need.

C. CITIZEN PARTICIPATION

1. Participation Process

Citizen participation is one of the most important components of the Consolidated Plan process. The City of Chula Vista Community Development Department utilized the following strategy and timeline to solicit meaningful input in preparing the City's Consolidated Plan:

November 3, 2006	<ul style="list-style-type: none">• Application and RFQ availability and distribution• Publish Notice of Availability of Funds
December 6, 2006	<ul style="list-style-type: none">• Public Hearing: Funding Availability and Needs Public Input
December 15, 2006	<ul style="list-style-type: none">• Application Deadline: 5:00 p.m.
March 13, 2007	<ul style="list-style-type: none">• Public Hearing: Funding recommendations to Council and applicant presentations
March 16 – April 17, 2007	<ul style="list-style-type: none">• 30-Day Action Plan Public Review Period
May 1, 2007	<ul style="list-style-type: none">• City Council Approval of Annual Action Plan
May 13, 2006	<ul style="list-style-type: none">• Submission of Annual Action Plan to HUD

2. Summary of Comments

Comments on the FY 2007/08 Annual Action Plan can be found in Appendix C.

3. Outreach to Broaden Participation

In an effort to broaden public participation, the City of Chula Vista offers translation services in relation to documents and public meetings. Persons with disabilities are able to request accommodations at all public meetings, as well.

D. INSTITUTIONAL STRUCTURE

There are many organizations and various City Departments, which play a role in implementing the City's five-year strategy. The coordination of these entities in implementing the five-year strategy rests with the Community Development Department of the City. City staff continues to work with the San Diego County Housing Authority to provide Section 8 rental assistance.

The City's CDBG, HOME, and ESG programs are administered by the Community Development Department's Housing Division. The Housing Division is comprised of a Housing Manager, a Senior Community Development Specialist and two Community Development Specialists. Under the direct supervision of the Housing Manager, two Community Development Specialists are directly responsible for the administration and management of the CDBG, HOME and ESG programs.

During FY 2007/08 the City will continue to attend regional-wide consortiums to discuss and maintain current on issues involving our communities, including the CDBG, HOME and ESG programs in order to develop the institutional structure.

E. MONITORING

Monitoring for the City of Chula Vista is directed toward programmatic, financial and regulatory performance. The primary objects are to ensure that all sub-recipients:

- Comply with pertinent regulations governing their administrative, financial, programmatic operations;
- Achieve their performance objectives within schedule and budget; and,
- Assess capabilities and/or any potential needs for training or technical assistance in these areas.

Careful evaluation of the housing and public service delivery system can be the most effective tool in detecting gaps and making appropriate modifications. As such, the City of Chula Vista monitors and evaluates its sub-recipients and CHDO's as part of the pre-award assessment. Evaluation of the nature of the activity, proposed plan for carrying out the activity, the organization's capacity to do the work, and the possibility of potential conflicts of interest are within the pre-award assessment.

After awards have been made, Quarterly Progress reports are required of each sub-recipient, which must be current prior to approval of any request for reimbursement of expenditures. In addition to the Quarterly Progress reports, a Community Development Specialist and an Accountant from the City's Finance Department conduct annual on-site visits to ensure compliance with federal regulations. Agreements made with subrecipients encourage uniform reporting to achieve consistent information on beneficiaries. Training workshops as well as individual technical assistance is provided to subrecipients and City Departments to ensure that the necessary tools are provided to help them meet HUD program requirements.

F. LEAD-BASED PAINT

The City currently assists homeowners alleviate lead-based paint hazards through the Community Housing Improvement Program (CHIP). When lead-based paint is discovered through the rehabilitation of the property, funds are used to remediate lead-based paint homes. The City utilizes the Low and Moderate Income Housing Funds for this purpose. With the newly implemented lead-based paint legislation, Chula Vista will be designing a lead-based paint hazard program to provide information to Chula Vista residents and measures to limit the impact of lead-based paint.

G. ACTIVITY OBJECTIVES AND OUTCOMES

1. Objectives and Outcomes

The City of Chula Vista will fund the projects listed in Table 1 in hopes of achieving the specific priorities and objectives established in the Consolidated Plan for 2005-2010 as well as the annual goals for FY 2007/08. These proposed activities are intended to primarily benefit low-income and moderate-income residents within the City, and to address affordable housing, homeless, and non-housing community development needs. These activities are expected to meet three objectives and three outcomes, detailed below:

- Objectives: 1) create suitable living environments; 2) provide decent affordable housing; and, 3) create economic opportunities.
- Outcomes: 1) availability or improved accessibility of infrastructure, public facilities, housing, or shelter to low/moderate-income people, including persons with disabilities; 2) new or improved affordability through creation or maintenance of affordable housing; and 3) sustainability resulting from improved communities or neighborhoods, making them livable or viable by providing benefit to low/moderate-income persons, or by providing services that sustains communities or neighborhoods.

The outcomes and objectives to be achieved are included with each of the planned activities (Table 1 below and Appendix A – Listing of CPMP Project Tables). The outcomes and objectives are identified using the numbering system which tie to the Community Planning and Development Performance Measurement System developed by HUD as follows:

Outcome/Objective Codes	Availability/ Accessibility	Affordability	Sustainability
Decent Housing	DH-1	DH-2	DH-3
Suitable Living Environment	SL-1	SL-2	SL-3
Economic Opportunity	EO-1	EO-2	EO-3

Table 1: List of Proposed Projects for 2007/2008

Outcome/Objective Specific Objective	CPMP Project #	Outcome/ Objective Code	Source of Funds	Performance Measure (Indicator)	Goals and Accomplishments (Anticipated and Proposed)			
					5-year Goals	2005 Accomp.	2006 Antic.	2007 Propos.
Housing Objectives	5-Year Goals and Accomplishments (2005 and 2007 Proposed)				120	16	36	32
Production of Affordable Housing	2007-0029	DH-2	HOME	Number of new Housing Units created	20	0	6	5
07 ADDI - Down Payment Assistance	2007-0022	DH-2	HOME	Number of Households receiving down payment assistance	100 combined	0	10	3
S.B.C.S. - Tenant Based Rental Assistance	2007-0023	DH-2	HOME	Number of Households receiving rental assistance		16	20	25
Homeless Objectives	5-Year Goals and Accomplishments (2005 and 2007 Proposed)				100	9,613	429	536
Food and Motel Vouchers	2007-0018	SL-1	CDBG	Number of Homeless Persons receiving new services	100 combined	New activity	New activity	90
Ecumenical Council -Interfaith Shelter	2007-0025	SL-1	ESG	Number of Homeless Persons receiving new services		New activity	New activity	35
Regional Shelter Voucher Program	2007-0016	SL-1	CDBG	Number of Homeless Persons receiving improved services		76	89	89
S.B.C.S. - Thursday’s Meal	2007-0019	SL-1	CDBG	Number of Homeless Persons receiving improved services		9,333	250	300
S.B.C.S. - Casa Nueva Vida	2007-0027	SL-1	ESG	Number of Homeless Persons receiving improved services		204	90	147
Special Needs Objectives	5-Year Goals and Accomplishments (2005 and 2007 Proposed)				100	599	350	500
Charles Cheneweth.-Community Access Pam	2007-0008	SL-1	CDBG	Number of Special-needs Persons receiving new services	100 combined	31	Not funded	50
Recreation-Community Re-entry Outings	2007-2012	SL-1	CDBG	Number of Special-needs Persons receiving improved services		210	Not funded	75
Chula Vista Veterans Home Support Foundation	2007-0010	SL-1	CDBG	Number of Special-needs Persons receiving new services		358	350	375
Community Development Objectives	5-Year Goals and Accomplishments (2005 and 2007 Proposed)				1500	1,872	600	150
Castle Park Code Enforcement Program	2007-0006	DH-3	CDBG	Number of Units Inspected	1500	1,872	600	150

Table 1: List of Proposed Projects for 2007/2008 (cont.)

Infrastructure Objectives	5-Year Goals and Accomplishments (2005 and 2007 Proposed)				9 (Facilities)	30,508	Under- way	9,979
ADA Curb Cut Program	2007-0005	SL-1	CDBG	5-year Plan states goal in public facilities improved. New reporting requirements requires Number of Persons benefiting from improvements	9	Underway	30508	9979
General Public Services Objectives	5-Year Goals and Accomplishments (2005 and 2007 Proposed)				100	551	1,890	1890
Chula Vista Community Collaborative-Child Care Coordinator	2007-0009	EO-1	CDBG	Number of Persons receiving improved services	100 combined	54	1300	220
S.B.C.S.-Family Violence Treatment Program	2007-0020	SL-1	CDBG	Number of Persons receiving improved services		497	590	590
Youth Services Objectives	5-Year Goals and Accomplishments (2005 and 2007 Proposed)				500	1,295	2,405	2465
MAAC Project-Youth Financial Planning	2007-2014	SL-1	CDBG	Number of Persons receiving new services	500 combined	New activity	New activity	100
Parks and Recreation - WizKidz Program	2007-0011	SL-1	CDBG	Number of Persons receiving improved services		78	150	80
KidCare Express III Medical Unit	2007-0013	SL-1	CDBG	Number of Persons receiving improved services		1,027	1,370	1400
Youth Prevention and Diversion Project	2007-0017	SL-1	CDBG	Number of Persons receiving improved services		190	885	885
Elderly Services Objectives	5-Year Goals and Accomplishments (2005 and 2007 Proposed)				500	218	350	342
A.P.S. -Adult Day Health Care	2007-0007	SL-1	CDBG	Number of Elderly receiving improved services	500 combined	45	115	57
Meals-on-Wheels	2007-2015	SL-1	CDBG	Number of Elderly receiving improved services		173	235	285
Other Objectives	5-Year Goals and Accomplishments Not applicable to the following activities							
CDBG Program Administration	2007-0001	N/A	CDBG	N/A - Administration Activity				
HOME Program Administration	2007-0021		HOME					
ESG-07 Program Administration	2007-0024		ESG					
Fair Housing Services	2007-0002		CDBG					
Regional Task Force on the Homeless,	2007-0003		CDBG					
Section 108 Loan Repayment	2007-0004	N/A	CDBG	N/A – Scheduled Loan Repayment				

2. Resources

The City anticipates using the resources for implementation of the Consolidated Annual Action Plan:

TABLE 2: Summary of Annual Funds for FY 2007/08	
CDBG Entitlement Grant	\$2,046,334
Unprogrammed Prior Year's Income not previously reported	\$0
Surplus Funds (Reprogrammed CDBG Funds)	\$50,464
HOME Investment Partnerships Act (HOME) Program	\$948,334
HOME ADDI	\$17,444
Emergency Shelter Grant (ESG) Program	\$88,095
Return of Grant Funds	\$0
Total Estimated Program Income	\$0
Total Funding Sources:	\$3,133,327

3. Project Narratives

The City hopes to meet the following priorities and objectives during the next fiscal year by funding the following programs and activities (leveraged resources are described under the section entitled "Managing the Process"):

Priority Housing Needs: Preservation & Maintenance of Existing Housing	
Objective 1: Preservation and Maintenance of Existing Housing	Maintain and preserve the City's aging housing stock
Targeted Groups:	Low to moderate income persons (31 to 80 percent of the median) – Refer to Figure 5 for are income limits.
Five-Year Objectives:	100 Housing Units (20 housing units per year)
Performance Measure:	Number of Households/Housing Units assisted as a proportion of the total low to moderate income households with housing problems in the City that were built prior to 1970

- **City of Chula Vista - Planning - Castle Park Code Enforcement Program:**
Provide code enforcement in the targeted area of Castle Park, which targets private residential (single-family detached and attached). CDBG funds specifically used to partially pay the salaries of the four Code Enforcement Officers assigned to the targeted areas.
Proposed number to be served: 150 Housing Units
Proposed Funding: \$150,000.00

Priority Housing Needs 2: Housing Assistance	
Priority 2: Housing Assistance	Provide Affordable Housing Opportunities to low and moderate income households
Targeted Groups:	High Priority is assigned to very low and low income family rental units. Medium Priority is assigned to low and moderate income family for-sale units
Five-Year Objectives:	200 Households (20 households annually)
Performance Measure:	Number of households assisted as a proportion of the total number of low to moderate income households in the City.

- **City - Community Development - Down Payment Assistance:** Provides first-time homebuyers with downpayment assistance to low-income residents for purchase of single family homes.
Proposed number to be served: 2 Households
Proposed Funding: \$17,444.00

- **South Bay Community Svcs. - Affordable Housing for Low-Income Families:**
Provide security deposit and tenant-based rental assistance.
Proposed number to be served: 25 Households
Proposed Funding: \$315,000.00

Priority Housing Need 3: Housing Production	
Priority 3: Housing Production	Assist non-profit corporations to develop affordable housing for very low and low income households
Targeted Groups:	High Priority is assigned to small (2-4 persons per household) and large (5+ persons per household) families that are very low and low income. Medium Priority is assigned to extremely low and low income elderly persons
Five-Year Objectives:	20 Housing Units (4 housing units annually)
Performance Measure:	Units Constructed as a proportion of Regional Housing Needs allocation for the appropriate level income group.

- The City will set aside the remaining HOME Funds will be utilized with prior year HOME funds for continued funding of affordable housing development, housing site improvements, predevelopment costs and other activities to stimulate housing for lower-income persons in the City.
Proposed Accomplishment: 11 Housing Units
Proposed Funding: \$522,801.00 in HOME funds

H. PUBLIC HOUSING NEEDS

The Housing Authority of the County of San Diego (HACSD) operates four conventional public housing developments in Chula Vista, with a total of 120 units. They are all managed by Interfaith Housing Property Management and were recently upgraded to meet ADA and Section 504 compliance.

These public housing units are as follows:

- **Dorothy Street Manor** – 22 low income family units
- **Melrose Manor** – 24 low income family units
- **Town Centre Manor** – 59 low income elderly/disabled units
- **L Street Manor** – 16 low income family units

The San Diego County Housing Authority owns and operates all of the public housing units located in the City of Chula Vista. The Housing Authority has formed a Public Housing Resident Association in order to increase resident awareness and involvement in the enhancement of their housing environment and operations.

I. BARRIERS TO AFFORDABLE HOUSING

The City actively encourages developers to set-aside 10% of newly developed units for affordable housing purposes. The City also strongly supports the County of San Diego's effort at supplying public housing such as Dorothy Street and L Street. As part of the Housing Element, the City works closely with developers in negotiating affordable housing agreements which require a 10% unit set-aside for low and moderate income housing. Five percent for households at or below 80% of median income and 5% for moderate income households. Projects that meet this criteria are Rolling Hills Ranch (116 elderly and 30 family units) and Otay Ranch (242 units). Both of these projects are located on the Eastern portion of the city. Low and Moderate Income Housing Funds have been targeted for these projects; however HOME funds could also be used.

Due to the increase price of for-sale housing, the City offers a down payment assistance program. Since the down payment and closing costs require a large cash outlay, the transition from rental to for-sale housing can be a hardship for most low and moderate-income households. The City will provide subsidy funds for the down payment in the form of a loan and will also provide a portion of the closing costs in the form of a grant.

J. HOME/AMERICAN DOWN PAYMENT INITIATIVE (ADDI)

1. Other Forms of Investment

See Section II HOME Program for a description of all HOME grant required narratives.

2. Resale/Recapture

The City of Chula Vista also uses its HOME funds for down payment and closing cost assistance to first-time homebuyers. In addition, HOME funds are also used to rehabilitate existing housing stock for health and safety repairs.

In order to ensure affordability, the City has established resale and recapture requirements for HOME-funded homeownership activities as per 24 CFR 92.254 of the HOME regulations. In general, the Programs provide junior trust deed loans to income qualified first-time homebuyers and existing homeowners. City assistance for all funded programs is recaptured if a sale of the property or change in title occurs during the required period of affordability. Following are more specific terms of the financial assistance and resale/recapture provisions of these Programs.

The sales price shall provide the Eligible Purchaser with a fair return investment pursuant to the terms of the Resale Restrictions. In the event that HUD deletes or amends the provisions of the resale restriction, this condition will be revised to comply with the new HUD regulations.

3. ADDI Specifics

American Down payment Initiative (ADDI) funds will be used to provide down-payment assistance to low/moderate income families in Chula Vista as follows:

- **Planned Use of Funds:** A total of \$17,444 of ADDI funds will be used in conjunction with the City's existing First Time Homebuyer Program. ADDI funds assist lower income families meet the initial down payment and closing costs, which is the most significant obstacle to home ownership among lower income families. The City will provide an average of \$5,000 in assistance to help approximately 3 new home buyers.
- **Targeted Outreach:** The County of San Diego administers the Section 8 Rental Assistance Program on behalf of the City Of Chula Vista. The City distributes homeownership opportunity flyers to the County of San Diego, local property managers as well as the city's local social service agencies to ensure that residents and tenants are informed of the opportunities to make the transition from publicly assisted living to homeownership. In addition, the information is made available in the City website.
- **Homeownership Counseling:** The City partners with Community Housing Works and South Bay Community Services to provide first time homebuyers with financial counseling. The agencies provide a complete package of supportive counseling services that empower the participants to achieve dream of home ownership. This assistance is provided throughout the home

buying process with credit awareness, acquiring budget management skills, learning about mortgage products and guidelines, the selection of property and the post- purchase responsibilities of home ownership. Each counseling agency provides monthly educational home buying seminars and provides ongoing one-on-one counseling with clients, as needed.

K. HOMELESS SPECIFIC PREVENTION ELEMENTS

Throughout the country and the San Diego region, homelessness has become an increasing problem. Factors contributing to the rise in homelessness include a lack of housing affordable to low and moderate income persons, increases in the number of persons whose income fall below the poverty level, reductions in subsidies to the poor, drug/alcohol abuse, and the de-institutionalization of the mentally ill.

The City of Chula Vista has developed the following priorities, goals and objectives pertaining to the homeless during its 2005-2010 Consolidated Plan.

Priority Homeless Needs	
Priority 1: Homeless Needs	Continue to support programs offering transitional housing opportunities for homeless families and individuals
Target Groups:	Medium Priority is assigned to extremely low income families and individuals
Five-Year Objectives:	100 homeless persons (20 homeless persons annually)
Performance Measure:	Number of homeless persons assisted as a proportion of the estimated number of homeless in Chula Vista.

1. Sources of Funds

The City's plan for investment and use of funds for FY 2007/08 include allocating ESG, CDBG, and HOME funds to the various programs listed below. In addition, the organizations the City partners with provide matching funds from other sources. The City of Chula Vista also continues to financially support the voucher program administered by the County of San Diego by contributing approximately \$3,000 from CDBG funds. This program provides hotel/motel vouchers to homeless families and individuals through the winter months of November through April.

2. Homelessness

The City's Action Plan for FY 2007/08 will address homeless needs and objectives through continued support of agencies dealing with homelessness. These efforts include the continued financial support of the following projects to help the homeless in fiscal year 2007-08:

- **Ecumenical Council of San Diego - Interfaith Shelter Network Rotational Shelter - Operations:** Provide services to 12-15 case managed homeless guests for two weeks each, providing nightly meals, showers, and other

services. Local case management agencies screen and monitor shelter guests during their maximum 8-week stay. This services is provided in eight south bay congregations.

- **South Bay Community Svcs. - Casa Nueva Vida - Operations:** Offer short term shelter/housing program for homeless families (with children), most of whom are victims of domestic violence. Staff has developed a comprehensive strengths-based assessment, after which together they develop a treatment plan (including skills-building and counseling) so the client can work to re-establish self-sufficiency and end their homelessness.

The following programs are also funded that seek to meet homeless needs, which are described in further detail under Public Services and Administration:

- **Food and Motel Voucher Program:** Through CDBG, this program will provide food and motel vouchers for the homeless population.
- **Thursday's Meal:** This program provides meals to homeless families and individuals. .
- **Regional Task Force on the Homeless:** The Regional Task Force on the Homeless collects, analyzes and disseminates information on homelessness, and facilitates regional solutions through planning, coordination and advocacy on behalf of the City.

3. Chronic Homelessness:

The City Of Chula Vista is an active member of the San Diego County Regional Continuum of Care Council (RCCC). The RCCC was formed to address homelessness within this diverse context. Through a course of regional planning, information gathering and sharing the various cities and County Consortia work cooperatively through the RCCC to insure effective, customized services for each of the major geographic subdivisions. The RCCC is the lead entity for the Continuum of Care planning process for both the County of San Diego, consortium areas.

In June 2004, the County of San Diego Board of Supervisors adopted a Resolution to work cooperatively with the City of San Diego in the development of a strategic Plan to End Chronic Homelessness (PTECH). Less than sixty days later, a Memorandum of Agreement (MOA) was executed between the City of San Diego, the County of San Diego and United Way as the convening and fiscal agent to create the Regional PTECH. The established Leadership Council began the formal planning process with a cross section of stakeholders from throughout the region including faith community members, civic, business, government, law enforcement, healthcare and academia. The PTECH envisions a blended housing model with emphasis on behavioral and health services tailored to the needs of the individual consumer. The Council identified five major areas of study on which to base the chronic plan: Data Analysis; Outreach, Intervention and Basic Services; Creative Housing Solutions; Prevention under which the areas studied were Discharge Planning, Services/Program Analysis, Mainstream Resources and Employment Strategies. Once implemented, the strategic plan

will be incorporated into a Regional Blueprint that will provide a variety of service and housing strategies that address the needs of the broad diversity of individuals and families experiencing homelessness.

In the San Diego Region, the current chronic homelessness strategy is determined and guided by the Plan to End Chronic Homelessness (PTECH) funded and supported by the United Way in coordination with the County of San Diego, homeless services providers, and the participating cities. The Plan is on target for completion and adoption/implementation. The plan provides for:

- **A Leadership Council (L/C)** to galvanize public opinion, maximize funding resources, and political support: consists of 16 prominent community leaders representing the business, academic, health care, law enforcement, government, and housing communities. The chair is a local philanthropist and businessman; *a Committee structure* represents more than 100 organizations providing expertise, knowledge sharing, and a community-based planning process; *all jurisdictions* have been invited to participate to ensure geographical representation.
- **The Data Collection and Analysis Committee** has established a Chronic Homeless Data Advisory Committee and a Homeless Provider Partnership to analyze aggregate data and provide web-based access to information, monitor key indicators, and compare benchmarks. The data planning also includes providing training and education for data collection, quality assurance, and development of statistical models predictive of chronic homelessness. The plan includes techniques to evaluate interventions and fatality reviews to determine gaps in the delivery system. It is anticipated that with funding from the state's Mental Health Services Act, the Public Health Institute of San Diego State University will lead the committee to combine existing and new data that will be utilized to design intervention programs to reduce chronic homelessness.
- **The Outreach, Early Intervention and Engagement Committee** has developed a plan modeled after the Philadelphia program using behavioral health professionals to access the most seriously disabled homeless first on their own turf with field intervention and web-based access to prioritize appropriate services. This "triage" approach develops a "need-sensitive wait list" thus circumventing the current system that places higher functioning individuals before those with the greatest difficulties. On-going relationships and access to assistance will increase successful interventions and these health professionals would provide services beyond any previously provided in the area. Lastly, the plan also includes the development of sub-regional intervention centers, use of a 2-1-1 Information Line (InfoLINE) system for referrals, and expansion of the Serial Inebriate Program and Homeless Outreach Team programs.
- **Prevention Strategies with Four Subcommittees has several goals.**
 - **The Discharge Policies Subcommittee** is identifying services and structuring communications among all forms of institutional care including hospitals, nursing facilities, foster care, treatment programs, and correctional

facilities to ensure that the homeless will be discharged into appropriate housing, services and treatment rather than to the streets.

- **The Employment Subcommittee** is focusing on that small percentage of the chronic homeless who, with training, can be employable and linking these individuals to training, housing and services to gain and retain jobs. Training plans would focus on individual needs, and start with soft skills training with step-up to more demanding skill sets. Follow-up services are envisioned as well.
 - **The Mainstream Resources Subcommittee** is proposing a computerized inventory to improve access to mainstream resources and has identified, and described the use of more than 70 sources of mainstream services from health care to housing to income supports, to substance abuse treatment. Further, they have identified the linkage of each and the barriers as well. The InfoLINE 2-1-1 system will allow providers to link clients directly with mainstream resources, thereby reducing the agency's need to provide those services.
 - **The Program and Services Subcommittee** is developing a matrix whereby existing shelters, treatment and services can be better coordinated to meet the needs of the chronic homeless. The plan includes compiling an inventory of traditional as well as non-traditional services and uses the convention of the seven sub-regional centers to provide a referral network throughout the region. The inventory would be available electronically and accessed at time of intervention using the centralized data system.
- **The Creative Housing Solutions Committee** has set a goal of 350 new or converted units annually for the chronic population by using such methods as rehab; master leasing, adapting non-traditional buildings for housing and addressing permitting requirements. The San Diego Housing Commission has also recommended to City Council that fees on commercial development be greatly increased for the purpose of funding a Trust Fund for housing. While this idea is not new, full funding has never been implemented.
 - **The Justice Systems Task Group** has recommended modifications to current judicial/prison procedures to decrease chronic homelessness; these include providing mainstream benefits at release from custody and housing and employment plans as part of probation and parole reports. The plan also recommends such plans in landlord/tenant courts, parole hearings, misdemeanor court, and conservatorship court. The committee is exploring the concept of "mental health court" as an expansion of the SIP model applied to the mentally ill; the committee cites the favorable outcome of the AB 2034 program when dealing with the chronic homeless who are mentally ill.
 - **Implementation Strategies** will continue to be led by the Leadership Council (LC) with participation by stakeholders from throughout the region. Using the Plan, the LC will focus on overcoming the barriers to implementation as well as political and financial obstacles. The goal is to reduce the number of chronic homeless from approximately 1,500 incrementally over a five-year time frame until the San Diego region has eliminated chronic homelessness per the national initiative.

4. Homeless Prevention

The City will continue to allocate Community Development Block Grant (CDBG) funds to South Bay Community Services (SBCS) for youth and family support services, and housing services. In addition, SBCS will continue to receive Emergency Shelter Grant (ESG) funds for essential services and operational costs for Casa Nueva Vida I, a transitional housing facility that serves homeless families.

Located in Chula Vista, SBCS offers assistance to persons who are “near homeless” through coordination of available services and financial resources and counseling in such matters as financial management and family support.

Additionally, case management services available in the South Bay region, which are located in Chula Vista include:

- Ecumenical Interfaith Shelter Network
- M.I.T.E. Options South Bay (Families w/Children & Substance Abuse Treatment)
- MAAC Project South Bay (General Homeless)
- The Salvation Army Chula Vista Family Services (General Homeless)

5. Discharge Coordination Policy

The following summarizes the City of Chula Vista’s (in collaboration with the County of San Diego) activities related to formalizing the implementation of a cohesive protocol of a community-wide Discharge Coordination and Discharge Policy.

Foster Care: The City of Chula works with the County of San Diego of San Diego’s Foster Care System discharge planning protocol includes the following information and/or steps:

- Written information about the youth’s dependency case, including family and placement histories and the whereabouts of any siblings who are under the jurisdiction of the juvenile court;
- Anticipated date court jurisdiction is expected to be terminated;
- Health plans (if not already covered by Medi-Cal)
- Legal document portfolio that include: Social Security Card, Certified Birth Certificate, Driver’s License and/or DMV identification card, copies of parent(s) death certificate(s), proof of citizenship/residence status.
- Housing plans including referral to transitional housing or assistance in securing other housing;
- Employment or other financial support plans;
- Educational/vocational plans including financial aid, where appropriate
- Transitional housing for youth transitioning from the foster care system operated by South Bay Community Services in Chula Vista.

Health Care: The San Diego County Health and Human Services Agency is the lead agency that has commissioned a research project to identify concerns and prepare recommendations for homeless (and other targeted populations) exiting local health care systems. The City of Chula Vista is an integral part of this process.

Mental Health: The Health Care Systems in San Diego County are working towards formalizing the discharge protocol for low income and no income individuals. At the present time, homeless persons are eligible for a series of services through referral on release from inpatient or emergency medical facilities.

After release, access to service information remains available through the San Diego Center and the Network of Care Program.

Services include:

- Health Insurance Counseling and Advocacy Program (HICAP)
- NeedyMeds Program; and
- Mobile Units that provide access to care in remote locations.

The Network of Care Program offers specific information for homeless persons. The Center reduces barriers to care by providing information in seven languages. Resources are updated through the United Way InfoLine to ensure regular updates.

Corrections: Services and discharge planning for individuals released from county correctional facilities are found in the Public Information Handbook prepared by the San Diego County Sheriff's Department. Services are summarized in the SD Sheriff's Health & Mental Health Services Discharge Plan – form J266.

The County Sheriff's Department has designated staff positions as homeless liaisons, mental health specialists, and an American with Disabilities Coordinator to assist with individual discharge plans for inmates who have received health or mental health services while in custody.

The Mental health Psychiatric Security units of the jail (licensed by the State Dept of Mental Health) operate under the purview of the state level discharge plan. A multi-disciplinary team working with the homeless provides discharge plans and case management to ensure continuity of care upon release.

L. COMMUNITY DEVELOPMENT

The City of Chula Vista has identified several non-housing community development needs and has assigned various priority levels as follows (Also, see Table 1 under the Housing Section):

PRIORITY: COMMUNITY DEVELOPMENT NEEDS	
Priority 1: Infrastructure	Provide for needed infrastructure improvements in lower and moderate income target areas
Target Groups:	High Priority is assigned to addressing the need for street improvement, sidewalk improvements and street lighting. Medium Priority is assigned to addressing the need for flood prevention/drainage improvements
Five-Year Objectives:	10 public facilities
Performance Measure:	Number of public facilities improved as a proportion of the number of low to moderate income households located in the projects census tracts.

- **City of Chula Vista - General Svcs. - ADA Curb Cut Program:** Construct ADA compliant curb ramps throughout the City.
Proposed number to be served: 35,000_People
Proposed Funding: \$430,582.00

PRIORITY: COMMUNITY DEVELOPMENT NEEDS	
Priority 2: Public Facilities	Continue to improve the quality of existing community facilities to serve the needs of lower and moderate income households
Target Groups:	High Priority is assigned to addressing the needs for community facilities serving youth, park and recreational facilities, and neighborhood facilities. Medium Priority is assigned to address the needs for community facilities providing health care, and those serving children requiring child care, elderly, and the disabled.
Five-Year Objectives:	10 public facilities
Performance Measure:	Number of public facilities improved as a proportion of the number of low to moderate income households located in the projects census tracts.

The City will not be undertaking any public facility improvement project.

PRIORITY: COMMUNITY DEVELOPMENT NEEDS	
Priority 3 - Public Services:	Continue to fund public services at the federally mandated 15% cap
Targeted Groups:	Medium Priority is assigned to addressing the support service needs of all lower and moderate (0 to 80 percent) special needs households (persons with AIDS, elderly, disabled, female-headed households, and large family households).
Five-Year Objectives:	Assist 12,500 people with public services <ul style="list-style-type: none"> ▪ 3,500 youth ▪ 3,500 elderly ▪ 3,500 disabled ▪ 2,000 other special needs groups as needed
2007/2008 Objective:	Assist 8,286
Performance Measure:	Number of People assisted, as a proportion of the number of people in need for each special needs category.

Youth Services

- **City of Chula Vista - Recreation - WizKidz Program:** Provide after-school activities for elementary school children. The program will operate at Otay Recreation Center Monday through Friday throughout the school year. The program will also offer scheduled and supervised activities designed to be educational and healthful.
Proposed number to be served: 80 Youth
Proposed Funding: \$12,299.00

- **Family Health Centers of S.D. - KidCare Express III Medical Unit:** Provide primary healthcare services to low income, medically underserved children and families in Chula Vista and work in partnership with the Chula Vista Elementary School District, local social service agencies and public housing facilities to provide services to the most vulnerable families. By removing financial, transportation, and linguistic barriers to care, KidCare makes sure that Chula Vista families get the healthcare they need, when they need it.
Proposed number to be served: 1400 People
Proposed Funding: \$27,000.00

- **MAAC Project - Youth Financial Planning Project:** Serve as a catalyst to help prevent future credit problems that could affect homeownership and personal credit, while affecting the youth's ability to save and make wise economic decisions.
Proposed number to be served: 100 Youth
Proposed Funding: \$21,000.00

- **South Bay Community Svcs. - Prevention and DiversionProject:** Provide area youth with the services, support and opportunities they need to lead healthy and productive lives. SBCS, along with subcontractors will provide services to area at-

risk youth before, during and after school, designed to increase healthy protective behaviors and decrease risk factors that lead to law enforcement or social service involvement.

Proposed number to be served: 885 Youth

Proposed Funding: \$96,600

Elderly Services

- **Adult Protective Svcs. - South Bay Adult Day Health Care:** Provide transportation services to and from the South Bay Adult Day Health Care Center for disabled elderly and other disabled adults who are in danger of institutionalization without Center services.

Proposed number to be served: 57 Elderly

Proposed Funding: \$11,000.00

- **Meals-on-Wheels - Meals-on-Wheels:** Deliver up to 2 meals day, six days a week for 365 days a year to the elderly in Chula Vista.

Proposed number to be served: 285 Elderly

Proposed Funding: \$12,000.00

Disabled Services

- **Charles Cheneweth Foundation - Community Access Program:** Provide individuals challenged by severe and profound disabilities with events and activities while providing extensive care and transportation services in order to venture out into their community.

Proposed number to be served: 50 People

Proposed Funding: \$11,000.00

- **Chula Vista Veterans Home - Shower Access Chairs and Sling Lifter:** Provide shower access chairs and sling lifters for elderly disabled veteran residents in a skilled nursing facility requiring full time attention.

Proposed number to be served: 375 People

Proposed Funding: \$3,500.00

- **City of Chula Vista - Recreation - Community Re-entry Outings:** Provide children, teens and adults with developmental or physical disabilities with the opportunity to enjoy recreational fieldtrips in their community. They will enhance their social skills, communication, safety awareness, leisure awareness and most importantly their independence when out in the community.

Proposed number to be served: 75 People

Proposed Funding: \$17,936

Homeless Services

- **South Bay Community Svcs. - Food and Motel Vouchers:** Provide food and motel vouchers to homeless families.
Proposed number to be served: Number to be reported under other activity.
Proposed Funding: \$7,615
- **South Bay Community Svcs. - Thursday's Meal:** Provides homeless and needy families with hot and nourishing meals.
Proposed number to be served: 3000 People
Proposed Funding: \$10,000.00
- **Regional Shelter Voucher Program - Regional Shelter Voucher Program:** Provide motel/hotel vouchers for homeless families, the disabled and the elderly for temporary shelter during the coldest months of the year.
Proposed number to be served: 89 People
Proposed Funding: \$3,000.00

Battered and Abused Spouses

- **South Bay Community Svcs. - Family Violence Treatment Program:** Provide therapeutic, counseling and crisis services to adult and child victims and perpetrators of family violence, through strengths-based assessments; treatment planning; age-appropriate group and individual counseling for children; victim support groups; crisis intervention; and SAFE Paths program for Chula Vista children and members of their families who are dealing with issues pertaining to interfamilial child sexual molestation.
Proposed number to be served: 590 People
Proposed Funding: \$34,000.00

General Public Services

- **Chula Vista Elementary School District - Child Care Coordinator:** Provide free to low-cost training for childcare providers to improve the quality of care as well as act as an advocate and liaison for childcare providers in the licensing process.
Proposed number to be served: 220 People
Proposed Funding: \$40,000.00

Planning & Administration

- **City - Community Development - CDBG Program Administration:** Administration funds will be utilized for staff costs associated with the management and administration of Chula Vista's CDBG program, including planning, regulatory compliance, contract administration, and fiscal management.
Proposed Funding: \$369,266.00

- **Fair Housing Council of San Diego - Fair Housing and Tenant-Landlord Education:** Provide outreach and education regarding fair housing legal rights and responsibilities, provide technical training to industry professionals, and maintain programs and procedures under which citizens of the City may register complaints concerning their allegations of unlawful housing discrimination and seek enforcement assistance.
Proposed Funding: \$39,000.00

- **Regional Task Force on the Homeless, Inc. - Regional Task Force on the Homeless:** The Regional Task Force on the Homeless is a partnership of public agencies, private groups and homeless advocates, that develops policies and provide technical assistance with regard to needs of the homeless and availability of facilities and services for this population.
Proposed Funding: \$1,000.00

- **City - Community Development - HOME Program Administration:** Administration funds will be utilized for staff costs associated with the management and administration of Chula Vista's HOME program, including planning, regulatory compliance, contract administration, and fiscal management.
Proposed Funding: \$93,089.00

- **City - Community Development - ESG-06 Program Administration:** Administration funds will be utilized for staff costs associated with the management and administration of Chula Vista's ESG program, including planning, regulatory compliance, contract administration, and fiscal management.
Proposed Funding: \$4,404.00

M. ANTI-POVERTY STRATEGY

As part of the City's Anti-Poverty Strategy, the City will endeavor to integrate social services and housing activities for households below the poverty line. These efforts include, but are not limited to the following:

- **South Bay Community Services Prevention and Diversion Program:** This program teaches At-risk youths to use their entrepreneurial skills in a positive way. Teenagers are taught to develop their own business plans and to run their own business.
- **Earned Income Tax Credit Program:** SBCS has hired a program coordinator to do outreach and education to community residents about the Earned Income Tax Credit. This coordinator assists in qualifying citizens in applying for the tax credit. The goal of this program is to have 200 families receive the tax credit. Eligible families are working parents with children earning under \$25,000 per year.
- **Park Village Apartments:** On-site day care and job training services are offered at this very low income apartment complex.
- **Casa Nueva Vida:** Residents are required to secure an income and save money for their first month's rent plus security deposit. They are referred to outside job training agencies for help in securing a job. Independent living skills are taught in areas of health, nutrition, immunizations, parenting, and other pertinent issues. Individual and family counseling is also offered.
- **MAAC Project - Youth Financial Planning Project:** Will serve as a catalyst to help prevent future credit problems that could affect homeownership and personal credit, while affecting the youth's ability to save and make wise economic decisions.

N. NON-HOMELESS SPECIAL NEEDS

The "non-homeless special needs" category has been given a medium to high priority need in the City's 2005-2010 Consolidated Plan. In an effort to coordinate all Non-Homeless Special Needs services, the Chula Vista Human Services Council publishes a Human Services Directory for the South Bay which lists services along with other important information, contact persons and telephone numbers. For specific programs addressing non-homeless special needs please see the Priority 3- Public Services section of Community Development Needs section of this Action Plan.

O. HOUSING OPPORTUNITIES FOR PEOPLE WITH AIDS

The County of San Diego Department of Housing and Community Development administers the Housing Opportunities for People with AIDS (HOPWA) grant, of which Chula Vista residents are eligible to participate in.

P. OTHER ACTIONS NARRATIVE

1. Fostering and Maintaining Affordable Housing

The City maintains a portion of its affordable housing through the Community Housing Improvement Program (CHIP). The purpose of this program is to assist low income households rehabilitate their existing home. Both single-family and mobile homes are eligible to receive assistance. Currently, a combination of HOME and Low and Moderate Income Housing funds are used to fund this program.

2. Fair Housing Program

The City of Chula Vista contracts with the Fair Housing Council of San Diego. The City collaborated with the Fair Housing Resource Board and other jurisdictions in 2003, when the County of San Diego Conducted a *Regional Analysis of Impediments to Fair Housing Choice (AI)*, which included the following impediments and recommendations relevant to Chula Vista:

- **Education and Outreach**

Impediment: Educational and outreach literature regarding fair housing issues, rights, and services on websites or at public counters is limited. Approximately 38 percent of the Fair Housing Survey respondents indicated that they had been discriminated against did not know where to report their complaints.

Recommendation: Jurisdictions should provide links to fair housing and other housing resources with current information on their websites. Public counters should also prominently display fair housing information.

Timeframe: By the end of 2008.

Impediment: As many individual homeowners enter the business of being a landlord by renting out their homes, many may not be aware of current laws. Recommendation: Jurisdictions should make a concerted effort to identify one- to four-unit residences within their jurisdictions that are used as rentals and target education and outreach materials to this segment of the market population.

Timeframe: Ongoing, consider funding allocations to pursue periodic mailing to owners of small properties.

Impediment: Many fair housing violations tend to be committed by small “mom and pop” rental operations. These property owners/managers are often not members of the San Diego County Apartments Association. Outreaching to this group is difficult.

Recommendation: Jurisdictions and fair housing service providers should work with the San Diego County Apartments Association (SDCAA) to expand outreach to the “mom and pop” rental properties. Discuss with SDCAA if it is feasible to establish a lower-tier membership for two- to six-unit owners to encourage access to SDCAA education programs.

Timeframe: To the extent feasible, take proactive efforts to expand outreach to owners of small rental properties. Begin discussion with SDCAA and fair housing service providers in 2006.

- **Lending and Credit Counseling**

Impediment: Hispanics and Blacks continue to be under-represented in the homebuyer market, and experienced large disparities in loan approval rates among the 19 jurisdictions. Specifically, low and moderate income Black loan applicants achieved significantly lower approval rates than White applicants at the same income level. This pattern was also identified in the 2000 AIs. Also, several lenders had high rates of loan applications due to incomplete information, suggesting inadequate follow-up with potential homebuyers.

Recommendation: Provide findings of this AI and other related studies to the Community Reinvestment Initiative (CRI) Task Force to follow up with discussions and actions with lenders.

Timeframe: Upon adoption of this AI in 2006, provide a copy to the CRI Task Force.

Impediment: Many of the reasons for application denial, whether in the rental market or in the home purchase market, relate to credit history and financial management factors.

Recommendation: Provide findings of this AI and other related studies to the Community Reinvestment Initiative (CRI) Task Force to follow up with discussions and actions with lenders.

Timeframe: Upon adoption of this AI in 2006, provide a copy to the CRI Task Force.

Recommendation: Jurisdictions should collaborate to provide education and outreach on Credit History and Financial Management.

Timeframe: By 2007, identify an agency with a capacity and experience in conducting outreach and education on Credit History and Financial Management. Consider funding a regional program using CDBG or other housing funds, as appropriate.

- **Housing for Persons with Disabilities**

Impediment: Housing choices for persons with disabilities are limited.

Recommendation: Jurisdictions should expand the variety of housing types and sizes. In addition to persons with disabilities, elderly households can also benefit from a wider range of housing options. To allow the elderly to age in place, small one-story homes, townhomes or condominiums, or senior rentals may be needed.

Timeframe: Ongoing effort to promote variety of housing. Re-evaluate housing policies as part of the 2005-2010 Housing Element update.

Impediment: Discrimination against people with disabilities has become an increasing fair housing concern, which is supported by general literature, statistical data, cases filed with DFEH, and recent audits conducted in the region.

Recommendation: Jurisdictions should consider promoting universal design principles in new housing developments.

Timeframe: Ongoing.

Recommendation: Jurisdictions should consider using CDBG, HOME, and other housing funds available to provide monetary incentives for barrier removal of non-compliant complexes.

Timeframe: Develop a realistic strategy to improve housing accessibility and allocate funding in 2007 as part of the five-year Consolidated Plan process.

Recommendation: Fair housing service providers, supportive housing providers, or other regional agencies as appropriate, should collaborate and develop a list of apartments that are ADA-compliant and provide vacancy information for persons with disabilities.

Timeframe: Collaborate to include the development and maintenance of such a database as part of the fair housing services work scope. Seek to launch database in 2006.

Lead-Based Paint Hazards

Impediment: Lead-based paint hazards often disproportionately affect minorities and families with children. While lead-based paint issues pose a potential impediment to housing choice, testing of lead hazards is rarely performed when purchasing or renting a unit.

Recommendation: Jurisdictions should consider requiring lead-based paint testing as part of their homebuyer and residential rehabilitation programs.

Timeframe: Consider expanding lead-based paint testing to home-buying programs as part of the Consolidated Plan process.

Regional Collaboration

Impediment: While collaboration was identified in the 2000 AIs, only minimal success has been achieved.

Recommendation: Encourage fair housing service providers to collaborate and support each others' activities, so that similar activities are available to residents across jurisdictions. The Fair Housing Resources Board (FHRB) should continue to function as a collaborative to coordinate fair housing services for the region.

Timeframe: Ongoing

Recommendation: Jurisdictions should consider the service gaps identified in this AI and revise work scope with fair housing service providers to ensure equal access to fair housing services.

Timeframe: 2007 and annually thereafter.

- **Reporting**

Impediment: Fair housing service providers report accomplishments and statistical data in different formats based on the requirements of each jurisdiction. Ethnicities and income data are also track differently across jurisdictions. Inconsistent reporting makes tracking trends difficult.

Recommendation: Jurisdictions should develop a uniform method of reporting to incorporate into each sub-recipient contract to ensure that proper documentation is available regarding ethnicity, income level, and types of calls received based on HUD's reporting categories.

Timeframe: Develop reporting format in 2007.

Impediment: While education and outreach efforts are a clear priority of all agencies involved, a review of sub-recipient contracts, Action Plans, CAPER reports, and annual accomplishment reports indicates a lack of quantifiable goals, objectives, and accomplishments to gauge success or progress.

Recommendation: In response to HUD's recent memo on performance measures that should be outcome based, Consolidated Plan, Action Plans, CAPERs, and sub-recipient contracts and annual reporting should identify specific quantifiable objectives and measurable goals related to furthering fair housing.

Timeframe: Annually, jurisdictions and sub-recipients should work on developing outcome-based performance measures, in addition to statistics on clients served.

- **Fair Housing Services**

Impediment: Fair housing services vary across the region based on the agency providing the services and the work scopes of each sub-recipient contract. Differing levels of funding may also be an explanation accounting for variances in services.

Recommendation: Jurisdictions should collaborate with fair housing services providers to ensure an adequate level of service is available to all residents. Some jurisdictions may require additional services due to their special circumstances. However, a basic level of services should be established. Jurisdictions should also consider the appropriate levels of funding for the provision of these services.

Timeframe: Evaluate service gaps annually and budget as appropriate. Annually update the service area map for use regionally to provide the public with clear information on service providers and types of services available.

Impediment: While a few cities include auditing in the scope of work required by the fair housing services providers, no specific criteria are established to ensure audits are performed on a regular basis. Sales audits and lending audits are rarely performed.

Recommendation: Ensure that audits are conducted within the County on a regular basis.

Timeframe: To the extent feasible, set aside funding for audits in 2006 and every two years thereafter. Specifically, rather than acting individually, consider pooling funds to conduct regional audits and work collaboratively with fair housing service providers to pursue FHIP funds for audits and testing as HUD funding is available.

Impediment: While tenant/landlord disputes are not fair housing issues in general, providing dispute resolution services may prevent certain situations from escalating to discrimination issues.

Recommendation: Incorporate tenant/landlord dispute resolution into fair housing contracts. Encourage mediation services by qualified mediator as part of the fair housing contracts.

Timeframe: To the extent feasible, set aside funding for audits in 2006 and every two years thereafter. Specifically, rather than acting individually, consider pooling funds to conduct regional audits and work collaboratively with fair housing service providers to pursue FHIP funds for audits and testing as HUD funding is available.

3. **Actions to Affirmatively Further Fair Housing**

During FY 2007/08, the City of Chula Vista will seek to address to affirmatively further fair housing through contracting with the Fair Housing Council to provide fair housing services to residents. Additionally, the City will continue to address the regional Analysis of Impediments for 2005-2010 AI recommendations, specific to the City of Chula Vista including:

- The Chula Vista Zoning Ordinance does not include a density bonus ordinance consistent with State law.
- The Chula Vista Zoning Ordinance does not expressly address licensed residential care facilities consistent with the Lanterman Developmental Disabilities Services Act.
- Licensed residential care facility serving seven or more persons are not explicitly permitted by right or conditionally permitted in any residential zoning district within Chula Vista.
- The Chula Vista Zoning Ordinance does not expressly permit transitional housing or emergency shelters.
- Chula Vista has not established procedures for obtaining reasonable accommodation pursuant to ADA.

It was recommended that the City should consider amending its policies and regulations to address the various potential impediments identified.

As part of the upcoming Housing Element update, the City will be evaluating the above potential impediments, and mitigate if necessary and feasible, in order to comply with the State Housing Element law regard mitigating constraints to housing development, addressing housing needs of special needs population, and providing for a variety of housing for all income groups.

II. PROGRAM SPECIFIC REQUIREMENTS

A. Community Development Block Grant (CDBG)

CDBG activities to be undertaken during the reporting period have been previously discussed under Section I. Specific Requirements regarding CDBG funds expected to be available during the program year includes the following:

- Chula Vista will receive \$2,042,661 in HUD CDBG entitlement funds.
- Surplus from Urban Renewal Settlements - Not Applicable
- Grant Funds Returned to Line Of Credit - Not Applicable
- Income from Float-Funded Activities - Not Applicable
- Urgent Needs Activities - Chula Vista has not identified any urgent need activities.

Chula Vista only budgets CDBG funds in eligible census tracts with a low and moderate-income population in excess of 51%. Refer to Figure 5 for Low/Moderate Income Population concentration by census tract.

B. HOME Investment Partnership (HOME)

The Federal HOME Investment Partnership Program (HOME) allocated funds by formula directly to state and local governments to promote affordable housing. Participating jurisdictions are able to provide this assistance to both for-profit and non-profit housing developers or directly to qualified home buyers or renters. The assistance may take the form of grants, loans, advances, equity investments, and interest subsidies.

HOME funds may be used to provide affordable rental housing and home ownership opportunities through new construction, acquisition, rehabilitation, and tenant-based rental assistance. In addition, HOME funds can be used to fund operational costs for Community Housing Development Organizations (CHDO). A CHDO is a non-profit, community-based organization that has, or intends to retain, staff with the capacity to develop affordable housing for the community it serves. Currently, the City has two (2) designated CHDO's: The MAAC Project and South Bay Community Services. South Bay Community Services has also been certified as a Community Based Development Organization (CBDO).

The City is required to provide a 25 percent match for HOME funds used for rental assistance, housing rehabilitation, and acquisition of standard housing. A 30 percent match is required for new construction. Some examples of allowable matching contributions would include Redevelopment Agency Low and Moderate Income Housing Funds, land value (donated or a loan), on and off-site improvements, waiver of local and state taxes or fees, voluntary labor in connection with site preparation. The city exceeds the required yearly match, in which case the excess credit is applied to future projects. The table below delineates the uses of HOME funds for fiscal year 2007/08.

TABLE 3: Estimated Use of HOME Funds for 2007/08	
Funding Requests	Recommended Funding
Staff Administration	\$ 93,089.00
Community Housing Development Organization (CHDO) and Production of Affordable Housing	\$522,801.00
Tenant Based Rental Assistance Program	\$315,000.00
ADDI –American Dream DownPayment Assistance	\$17,444.00
TOTAL	\$948,334.00

The following is a brief description of the above HOME activities being recommended for funding:

1. **Staff Administration:** Administrative costs for city staff to oversee the HOME program. These administrative costs represent 10% of the HOME budget. These costs include staff costs for coordination, accounting, environmental review, and HUD reporting requirements. \$93,089 has been budgeted for HOME administration in FY 2007/08.
2. **CHDO 15% Set Aside:** Per HUD regulations a City is required to set-aside 15% of the annual allocation for Community Housing Development Organizations (CHDO) to assist the City in development and/or support in providing affordable housing projects for low and moderate-income families. For FY 2007-08, the City of Chula Vista is setting aside \$522,801 for CHDO housing projects. These funds will be awarded on a competitive basis.
3. **CHDO Operation:** CHDO operation costs will not be funded during FY 2007/08.
4. **CHDO Monitoring:** A careful evaluation of the CHDO delivery system is an effective way to determine the organization is carrying out the goals and objectives in providing affordable housing. The City of Chula Vista will be monitoring South Bay Community Services and the MAAC Project (certified CHDO's) in the same manner that it monitors CDBG sub-recipients. An annual financial examination of the organization will be performed along with requiring the CHDO's to submit quarterly progress reports. At year end, staff will tour the facilities and related projects that were assisted with HOME funds.
5. **Affordable Housing Projects:** Chula Vista is very proactive in the development of affordable housing. HOME funds have generally not been the financing source in the production of affordable housing. Low and Moderate Income Housing Funds (Redevelopment 20% set-aside funds) have been the primary source, however, since the fund balance in this account has been used to fund a large rental development, HOME funds will now be the primary tool in the affordable housing development process.

Per 24 CFR 92.205 HOME funds may be used by participating jurisdictions to provide incentives to develop and support affordable rental housing and homeownership affordability. Chula Vista utilizes its HOME funds through the development of new rental housing and for first-time homebuyers. HOME funds are typically used to provide "gap financing" in the form of a "residual receipt" loan process. The City leverages its HOME funds by requiring the developer to apply for Low Income Tax Credits or through tax-exempt bond financing. The residual receipt loan is typically deferred and is based on a per unit cost of the total development. The affordability period for a "residual receipt" loan is 55 years.

Chula Vista also uses its HOME funds for down payment and closing cost assistance to first-time homebuyers. The amount of financial assistance determines the period of affordability. Resale provisions as outlined in 24 CFR

92.254 (a)(2)(iii) are in place. In addition, HOME funds are also used to rehabilitate existing housing stock for health and safety repairs. The provisions outlined in 24 CFR 92.254(a)(2)(iii) are also in place.

6. **Tenant-Based Rental Assistance:** \$315,000 of HOME funds will be used to provide tenant-based rental assistance to Chula Vista residents.
7. **Geographic Location for HOME Funds:** The City of Chula Vista has committed HOME funds to various projects throughout the city. These projects are designed to target low and moderate-income households at or under 80% of median income. A major commitment is a newly created down payment and closing cost assistance to assist first-time homebuyers.
8. **Minority Home Ownership:** In the past, a difference in rates of homeownership between minority and white households was significant. In response to the statistics and their implications, increasing minority homeownership became a priority for the City Of Chula Vista. Effective marketing strategies ensured that the minority population of the City was informed of the home ownership opportunities within the City. Within the last five years, 75-80% of the City's First-Time Homebuyer and Home Improvement Loan Programs have been minorities. With the continuation of the marketing strategies in place, the City anticipates continuation of the overwhelming participation among minorities. Marketing strategies includes advertising in the local newspapers, placement of housing opportunities in the City's website as well as communication via the City's partnering social service agencies. Applying the demographics of the city to potential applicant demographics, it is estimated that approximately 50 percent of the applications received will be from Hispanic residents, 4 percent from African American residents, and 11 percent from Asian residents; thereby potentially befitting a significant portion of the minority population.
9. **Resale and Recapture Provisions:** The City of Chula Vista also uses its HOME funds for down payment and closing cost assistance to first-time homebuyers. In addition, HOME funds and State Redevelopment Low and Moderate Income Housing funds are also used to rehabilitate existing housing stock for health and safety repairs.

In order to ensure affordability, the City has established resale and recapture requirements for HOME-funded homeownership activities as per 24 CFR 92.254 of the HOME regulations. In general, the Programs provide junior trust deed loans to income qualified first-time homebuyers and existing homeowners. City assistance for all funded programs is recaptured if a sale of the property or change in title occurs during the required period of affordability. Following are more specific terms of the financial assistance and resale/recapture provisions of these Programs.

Resale restrictions on First-time Homebuyer Loans include the following:
Participant agrees that a resale restriction is required throughout the affordability period.

In the event that HUD deletes or amends the provisions of the resale restriction, this condition will be revised to comply with the new HUD regulations.

C. Emergency Shelter Grant Program (ESG)

The City's ESG allocation from HUD for FY 2007/08 is \$88,095. The City solicited proposals from non-profit homeless service care providers to participate in the ESG Program for 2007/08. The funds will be distributed among South Bay Community Services and the Interfaith Shelter Network. The City will use 5% of the total ESG allocation (\$4,405) for administrative costs.

The City conducted an inspection of the facilities operated by SBCS and Interfaith as part of the review of funding requests and reviewed evidence of matching funds equal to the dollar amount of their grant from governmental, private, or non-profit for qualification purposes per HUD regulations.

The City is also required to ensure that the following caps are not exceeded:

- 10% of the total grant amount for operations staff salaries and fringe benefits (excluding maintenance and security).
- 30% of the total ESG allocation for essential services;
- 30% of the total ESG allocation for prevention activities; and
- 5% of the total ESG allocation for administrative/operating costs, retained by the City.

A local match of 100% of the ESG entitlement is required by HUD. Match is provided by the following subrecipients meeting and exceeding the requirement of \$88,095.

- **Ecumenical Council of San Diego - Interfaith Shelter Network Rotational Shelter:** Provide services to 12-15 case managed homeless guests for two weeks each, providing nightly meals, showers, and other services. Local case management agencies screen and monitor shelter guests during their maximum 8-week stay. This services is provided in eight south bay congregations.
Proposed number to be served: 35 People
Proposed Funding: \$10,350
- **South Bay Community Svcs. - Casa Nueva Vida:** Offer short term shelter/housing program for homeless families (with children), most of whom are victims of domestic violence. Staff has developed a comprehensive strengths-based assessment, after which together they develop a treatment plan (including skills-building and counseling) so the client can work to re-establish self-sufficiency and end their homelessness.
Proposed number to be served: 53 People
Proposed Funding: \$73,341

APPENDIX “A”
CPMP 2007-08 Projects Workbook

APPENDIX “B”
CPMP Non- State Grantee
Certifications

APPENDIX C
Citizen Participation Plan and
Public Comments

Public Comments:

- **Public Hearing(s):**
 - December 6, 2006: No public comments were received during the public hearing.
 - March 13, 2007: No public comments were received during the public hearing.

- **30-Review Period:**
 - The annual action plan was made available to the public from March 16 – April 17, 2007. No comments were received during this time.

APPENDIX D
CPMP SF 424 Form
For CDBG, HOME and ESG

APPENDIX E
Proof of Publication

- Notice of Funding Availability (November 3, 2006)
- Notice of Public Hearing (December 1, 2006)
- Notice of Action Plan Public Review (March 7, 2007)
- Notice of Public Hearing (March 16, 2007)

FIGURE 1
LOW AND MODERATE INCOME POPULATION

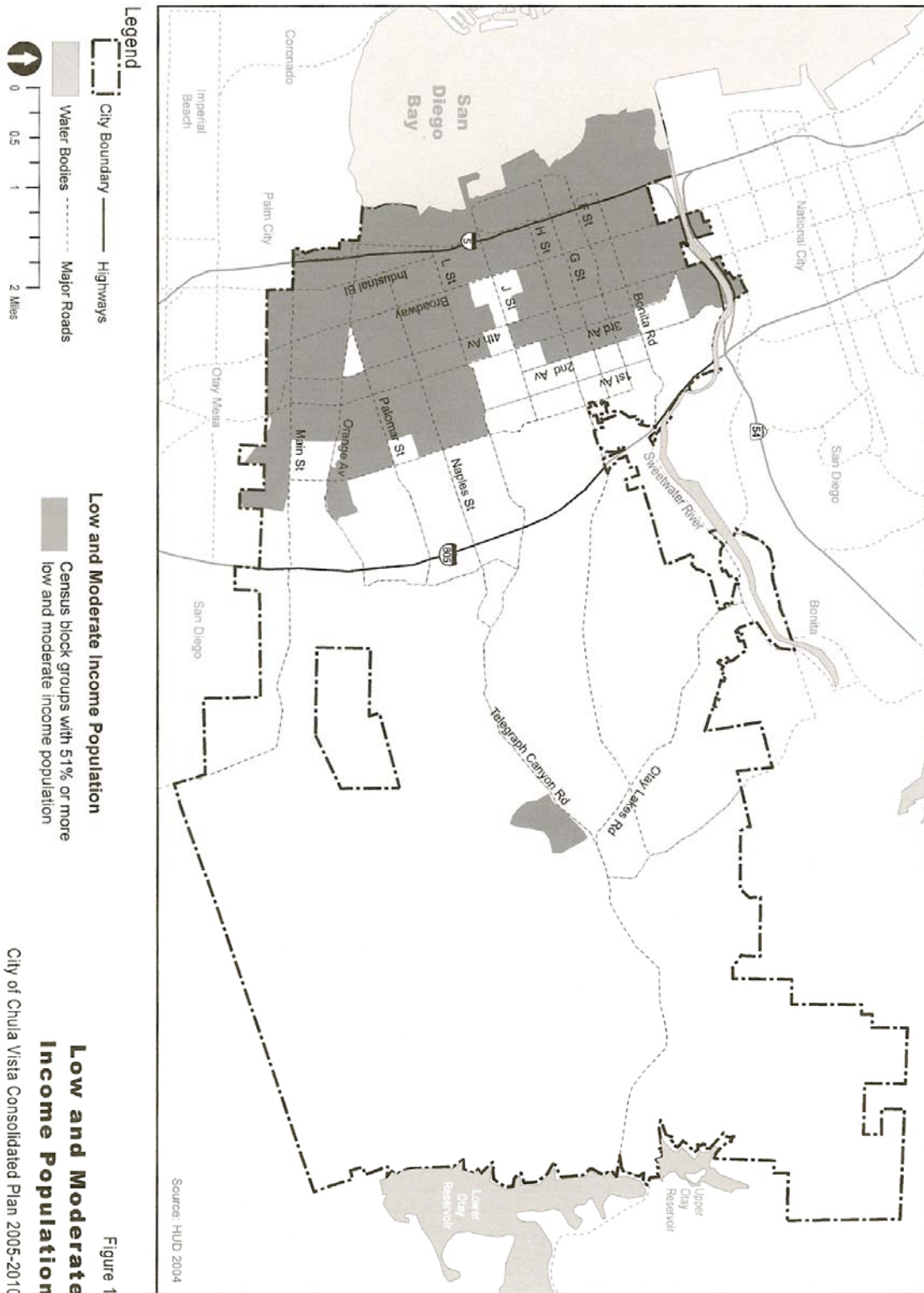


FIGURE 2
MINORITY POPULATION CONCENTRATION

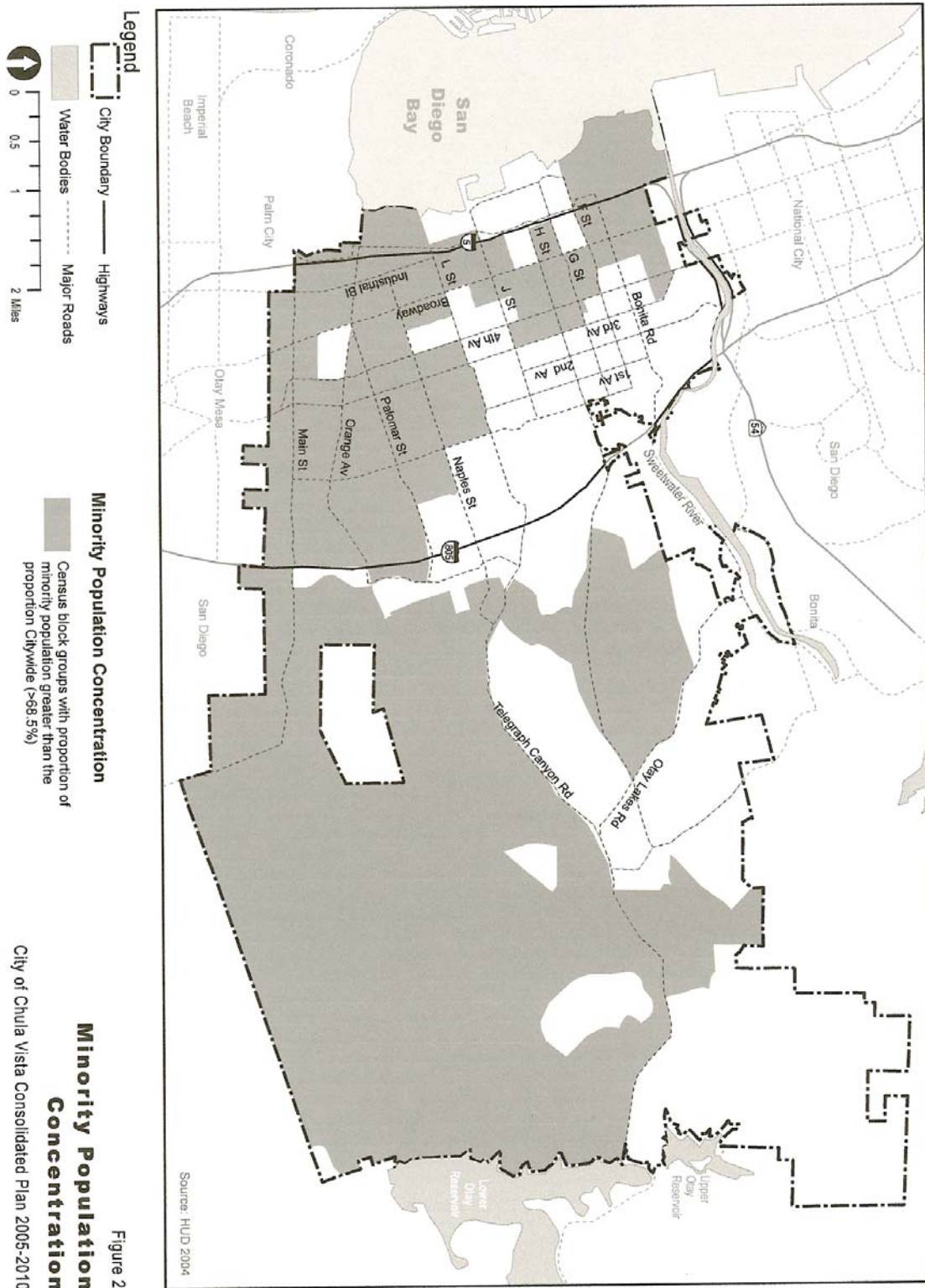


FIGURE 3
HISPANIC POPULATION CONCENTRATION

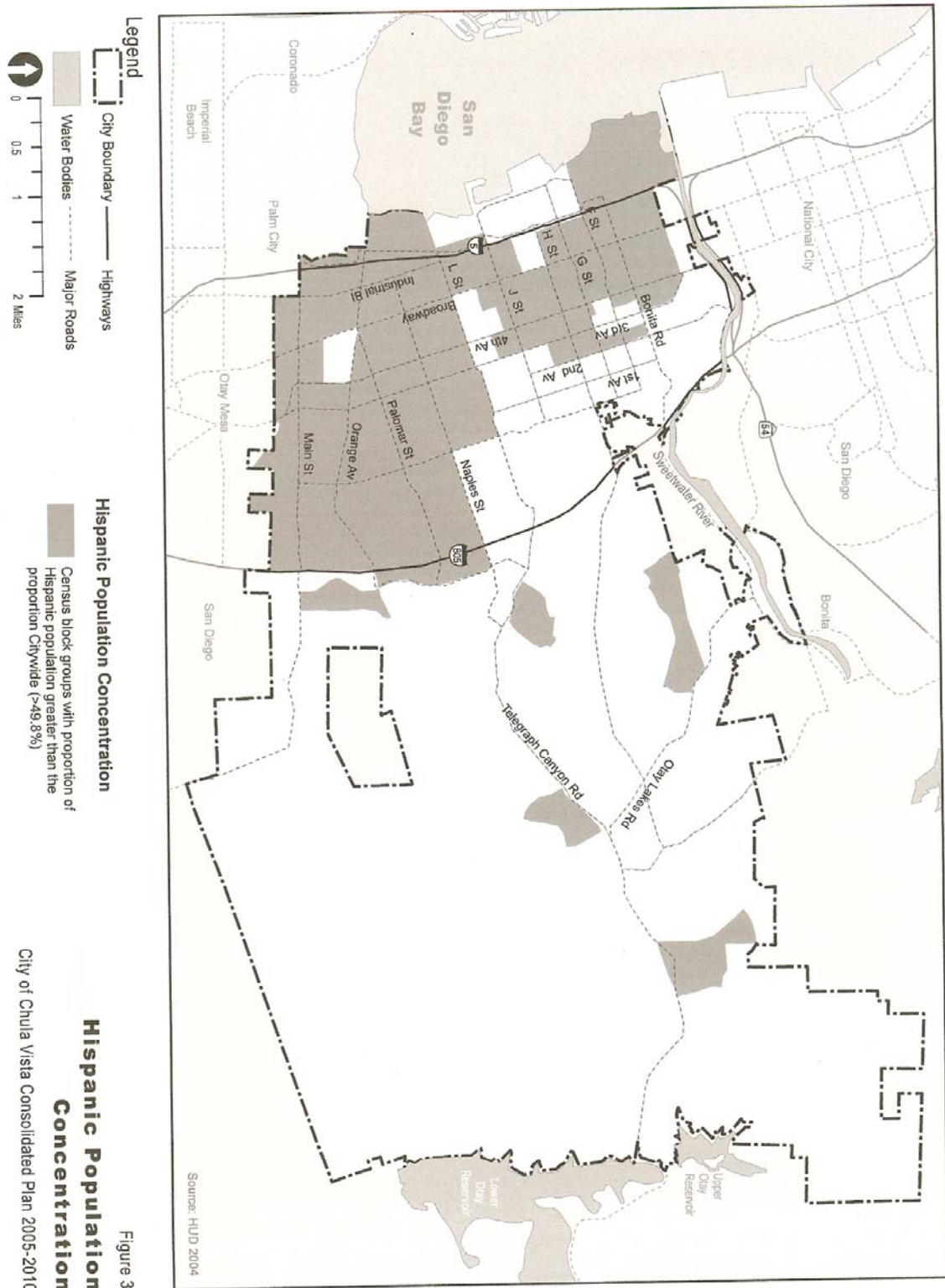


FIGURE 4
2000 CENSUS LOW MODERATE TRACTS

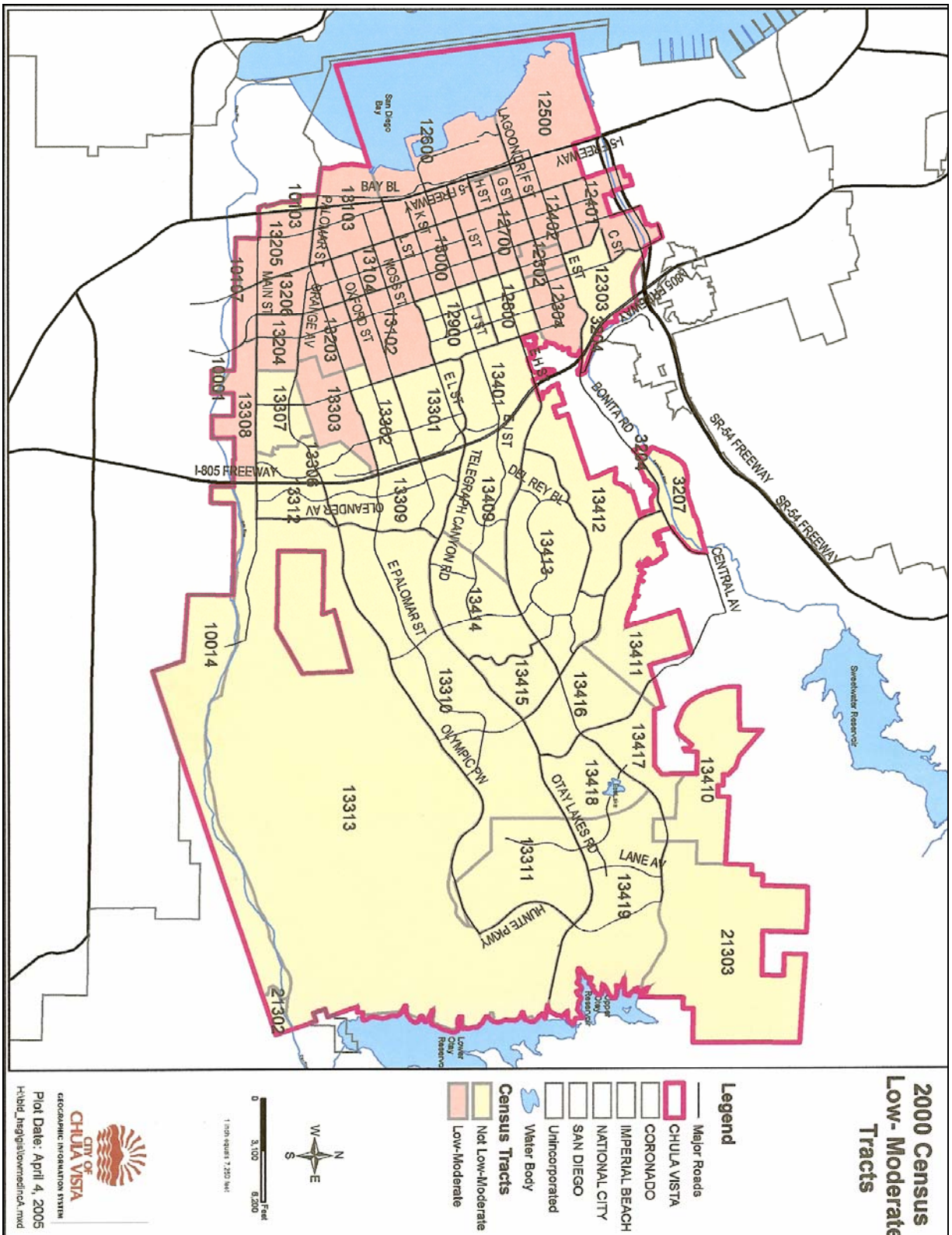


FIGURE 5

2007 San Diego County Median Income Limits by Household Size			
Family Size	Low Income (80% of AMI)	Very Low Income (50% of AMI)	Extremely Low Income (30% of AMI)
1	\$ 39,300.00	\$ 24,550.00	\$ 14,750.00
2	\$ 44,950.00	\$ 28,100.00	\$ 16,850.00
3	\$ 50,550.00	\$ 31,600.00	\$ 18,950.00
4	\$ 56,150.00	\$ 35,100.00	\$ 21,050.00
5	\$ 60,650.00	\$ 37,900.00	\$ 22,750.00
6	\$ 65,150.00	\$ 40,700.00	\$ 24,400.00
7	\$ 69,650.00	\$ 43,500.00	\$ 26,100.00
8	\$ 74,1000.00	\$ 46,350.00	\$ 27,800.00